

**CITY OF GROVE CITY, OHIO
PLANNING COMMISSION MINUTES**

REGULAR MEETING

April 6, 2016

The meeting was called to order at 1:30 p.m.

Chairman Leasure began the meeting with a moment of silence and the Pledge of Allegiance. Roll was taken and the following members were present: Mr. Gary Leasure, Chair, Mr. William Vedra, Dr. John Dubos, and Ms. Julie Oyster. Mr. Chuck Boso and Mr. Mike Linder were both absent. Others present: Kyle Rauch, Development Director; Kim Shields, Planning & GIS Supervisor; Jennifer Readler, Frost Brown Todd; Cindi Fitzpatrick, Service Director; Mike Boso, Chief Building Official; Laura Scott, Planning and Zoning Coordinator; Tami Kelly, Clerk of Council; and Mary Havener, Development Assistant.

Chairman Leasure noted a quorum was present. The minutes from the March 8, 2016 regular meeting were unanimously approved.

Chairman Leasure stated that the applicant for Item #6 Claybrooke Crossing Section 6 Part 2 – Plat has requested a postponement to the May 3, 2016 Planning Commission meeting. He asked for a motion to accept the postponement. Ms. Oyster motioned to postpone and Mr. Vedra seconded. The postponement was unanimously approved.

ITEM #1 – Déjà vu Boutique, The Farm Table, Zassy's Treasures & Designs | SUP

(PID #201602010006)

Ms. Shields presented the Development Department's findings. She stated that the applicant is requesting a Special Use Permit for the outdoor sale of merchandise at 3952 Broadway, made up of three tenants: Déjà vu Boutique, The Farm Table and Zassy's Treasures & Designs. The request is to allow each tenant 10 square feet of display area along the front two (2) feet of storefront in front of each tenant space. Zassy's would have the ability to use the area along the fence in the patio area in front of the tenant space. The display area will not occupy any required parking spaces or driveways and has been located to allow for safe pedestrian movement between tenant spaces on the site. Therefore, Staff is recommending that Planning Commission make a recommendation of approval to City Council for the Special Use Permit with one (1) stipulation:

1. Items shall only be displayed during business hours for each tenant.

Mr. Andy Furr, representative for the three tenants was present to answer any questions. He stated that he has spoken to all three tenants and they are agreeable to the stipulation. Being no questions, Ms. Oyster moved to recommend approval of the Special Use Permit with the one (1) stipulation noted by staff. Dr. Dubos seconded and the vote was unanimously approved.

ITEM #2 – The Pinnacle Club | Development Plan Amendment

(PID #201603010012)

Ms. Shields presented the Development Department's findings. She stated that the applicant is requesting approval of a development plan amendment for Pinnacle Club Subarea E. This amendment will convert 11 Carriage Home lots to 10 Village Home lots. The lots proposed to be reconfigured are located on the west side of Tournament Way and back up to I-71 at the southwest corner of the development. The zoning text for the Subarea E is also proposed to be amended under a separate application to reflect the change in housing type in the area.

The proposed reconfiguration also includes the elimination of the rear alley along these lots, previously approved to access the garages for the Carriage Homes originally approved for this location. A note is also proposed to be added to the development text to allow a reduced front setback of 12'. Although this setback would align the Village Homes with the existing Carriage Homes from the street, Staff has concerns with the potential for vehicles parked in driveways to block the sidewalk and would recommend that the proposed amendment be removed to require a setback equal to the other Village Homes in the development of 25'.

Generally, Staff does not feel the proposed lot reconfiguration will be detrimental to the present and potential surrounding uses. A number of lots in the Subarea contain homes without rear alleys between the property and the I-71 right-of-way.

Additionally, safety precautions in the form of a reinforced fence and reflective signage as well as landscaping to ensure that cars do not enter the backyards from the previously approved and installed alleyway along the existing Carriage Homes.

After reviewing the application Staff is recommending Planning Commission make a recommendation of approval to City Council for the Development Plan Amendment with the following stipulations:

1. Amendments shall only apply to Subarea E.
2. The proposed Village Homes shall have a front setback of 25'.

Mr. Jason Francis, M/I Homes, was present to speak to the item. Mr. Francis stated that they have been attempting to find the right mix of Carriage and Village Homes for this area. As a brief overview, he explained that Carriage Homes have an alley-loaded house (rear-loaded) whereas Village Homes have a front-loaded home. The biggest distinction is the basement that comes with a Village Home. This request gives them 10 additional basement lots adjacent to the freeway and would eliminate the alley. The only difference between these Village Homes and other Village Homes would be the depth of the lot. Based on the reconfiguration, when the 16' alley in the back is converted, the lots will only be 107' deep as opposed to the traditional 120'. This was the reasoning behind their smaller front yard setback. He stated that his concern with the 25' setback is that it will then make the rear yards very small. While he understands Staff's concerns that there is enough room for two cars to be in the drive without blocking the sidewalk, he stated that all but one of the houses has been designed so that the face of the garage will sit back far enough to accommodate two cars. If approved as submitted with a 12' front yard setback, since there is a 13' easement, this would make for an 18' drive which would accommodate two cars without conflicting with the sidewalk. He asked if the Commission would be amenable to stating that the face of the garage be no closer than 25' of the right-of-way – or at least 25' from the right-of-way to the face of the garage and leave smaller set-backs for porches.

Ms. Oyster asked for clarification on the comments related to the setback of the garage from the front porch. Mr. Francis stated that the zoning text for the Village Home architecture states that there should be a two-foot minimum. For these homes, they are averaging a 6-8' setback. He is suggesting a compromise that they set the face of the garage no closer than 25' which will allow the front of the house to project in front of that.

Dr. Dubos asked why they are requesting this change and not keeping it the way it was originally submitted. Mr. Francis stated that it was basically a sales and marketing request for the basement style homes.

Chairman Leasure asked if a sound wall was going to be installed along I-71. Ms. Fitzpatrick, Service Director, responded that this work has already begun.

Mr. Francis clarified that in the rest of the development, the Carriage Homes have a setback of 12' and the Village Homes have a setback of 25'.

At this time Chairman Leasure opened the conversation up to any audience members who wished to speak.

Mr. Roby Schottke expressed his concern related to the density of the homes in this subdivision and feels the proposed area would be much better suited for a Carriage Home rather than a Village Home. He asked that the Commission consider denying this request.

Chairman Leasure asked if M/I Homes would move forward if the proposed plan was denied. Mr. Francis stated that if Planning Commission denies their request, they will continue with their original plan.

Mr. Vedra asked if the Carriage Home could have a basement. Mr. Francis stated that Carriage Homes were not designed to accommodate basements. Mr. Vedra stated that the complaint he hears frequently from the safety side is that there is not enough storage and residents are using their garages to accommodate this.

Mr. Vedra asked if tabling the item would give them more time to review the drawings for other options. Mr. Francis stated that the drawings could be redrawn to better depict the 20' and 25' setback option, however they are somewhat limited on time. He would prefer a vote today if possible.

Mr. Vedra asked if the mix of Carriage and Village Homes was typical throughout the developments over in Pinnacle. Mr. Rauch stated that there has been a mix of both throughout this whole portion of Pinnacle. He said they have gone back and forth over where to draw the line with the 25' setback, however, if they can't meet that, perhaps it's best to leave them as is. In terms of mix, there is both Carriage and Village Homes, so if approved, it wouldn't look out of place.

Ms. Oyster also voiced her concern related to the density of the development.

Mr. Rauch reiterated that Staff's recommendation is for a 25' setback. Mr. Vedra asked if that was for the garage or the house. Mr. Rauch stated the 25' setback would apply to the house. Currently, there is a reserve in the back of the property. During the planning process, instead of platting the reserve, it could instead remain private property which could be maintained as private backyards. There will still be a mound and trees screening the property from I-71.

Being no further discussion, Mr. Vedra moved to recommend approval of the Development Plan Amendment to City Council with the two stipulations as noted by staff. Ms. Oyster seconded. The motion was approved with the following vote: Mr. Vedra, Yes; Ms. Oyster, Yes; Chairman Leasure, Yes; Dr. Dubos, No.

ITEM #3 – The Pinnacle Club | Method of Rezoning (PUD-R, Text Amendment)

(PID #201603010013)

Ms. Shields presented the Development Department's findings. She stated that the applicant is requesting approval of a Zoning Text Amendment for Pinnacle Club, Subarea E, located west of Buckeye Parkway. The proposed amendment adjusts the number of Carriage Homes and Village Homes permitted in the subarea to correspond to a proposed development plan amendment made under separate application. The text also reduces the permitted lot depth and building setback for Village Homes along I-71, as the new Village Homes lots proposed in the development plan amendment would back up to a previously approved reserve between the residential lots and the I-71 right-of-way.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Zoning Text Amendment with the following stipulations:

1. Amendment shall only apply to Section V (Subarea E) of the Zoning Text.
2. The proposed Village Homes shall have a front setback of 25'.

Jason Francis, M/I Homes, was present to speak to the item. He stated that they are currently in the process of cleaning up the zoning text and correct the lot count, but basically they are reducing the Carriage Homes by one (1) and increasing the Village Homes by 10 for a net decrease of one (1).

Being no further discussion, Ms. Oyster moved to recommend approval of the Method of Rezoning to City Council with the two stipulations as noted by staff. Mr. Vedra seconded. The motion was approved with the following vote: Ms. Oyster, Yes; Mr. Vedra, Yes; Chairman Leasure, Yes; Dr. Dubos, No.

ITEM #4 – Mount Carmel Grove City Medical Center | Development Plan Amendment

(PID #201603110014)

Ms. Shields presented the Development Department's findings. She stated that the applicant is requesting approval of a development plan amendment to make various changes to the approved plans for the Mount Carmel Grove City Medical Center on North Meadows Drive. The general configuration of the site will not change with the proposed amendment. All previously approved roadways and internal access drives will remain. Aside from parking lot reconfigurations, the primary change with the proposed amendment is the regrading of certain portions of the site. Detailed grading plans have been submitted showing the proposed changes. Much of the grading change will occur at the northeast corner of North Meadows Drive and Mount Carmel Lane. The applicant has indicated that future development on this portion of the site will need to be designed to accommodate the proposed grading, but that future access drives to this area will meet the City's standards.

The previously approved eastern parking garage is proposed to be replaced with a surface lot. The elimination of this garage is contradictory to the agreement passed by City Council in 2015. The applicant has indicated that a modified agreement will be submitted to City Council for approval concurrent with the proposed plan amendment.

A new staff-only parking lot is proposed off the rear access drive to contain 86 parking spaces. Due to its proximity to residential structures and visibility from Hoover Road, mounding is proposed on all sides with supplemental landscaping.

Two rows of evergreen trees and supplemental deciduous trees are proposed on the north and south sides of the parking lot. To reduce the visibility of the parking lot from Hoover Road, staff recommends landscaping be installed between the lot and Hoover Road to match the north and south sides of the lot with two rows of evergreen trees and supplemental deciduous trees.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan Amendment with the five stipulations and deviations as noted in the Staff Report:

1. Any improvement not proposed for amendment as part of this application shall remain as originally approved by CR-36-15.
2. A modified Jobs Development and Incentive Agreement shall be submitted to City Council to address the elimination of the east parking garage.
3. A deviation shall be granted to allow parking lots to exceed the maximum of 21 consecutive parking spaces without a landscape peninsula or island, as shown on proposed amended plan sheets.
4. Two rows of evergreen trees (6' height at installation, installed 20' O.C. maximum) and 2" caliber small class trees (two per each 100 lineal feet of property line) shall be installed on the mounding between the proposed parking lot and Hoover Road.
5. Irrigation shall be installed as shown on sheet L-1.5 and shall be permitted to deviate from the standards of chapter 1136.

Mr. Chris Lagana, Mount Carmel, was present to speak to the proposed Development Plan Amendment. He stated that there are two major points to the Amendment that they are requesting approval for. One is the noted text error that they had in the agreement with the City. They described in that agreement one parking garage. The initial Development Agreement shows two, however, due to financial constraints they were only able to afford one garage. The described garage is accurate, however, the description uses the term "east" and it should have been "west". The parking garage that they are installing is for patients and visitors to make sure that they have less than 500' from the furthest point to the entrance of the hospital. In lieu of a second garage, they are opting to add a surface lot which will be "staff only". This will cut down on the flow going in and out.

The second major portion of the amendment is soil distribution across the site. The amount of soil being taken out of the site for the foundation of the hospital, over 150,000 cubic yards, needed to be removed from the site. To solve the problem of what to do with the extra soil, they decided to incorporate it around the existing site by creating mounding and raising the elevation of the lot and also the roadway to align with the lot. They are also working with other development groups within the City to determine whether it would benefit them to have additional soil.

Ms. Oyster expressed her concern related to the "staff-only" surface lot and the aesthetics in relation to the homes located on the north and south side and the appearance when driving down Hoover Road. Mr. Lagana responded that with the mounding and trees, if you were to drive down Hoover Road, all you would see would be "homes" – "trees" – "homes". A path will be continued along that area and there will be a 3-4 foot mound with trees above that. The trees incorporated will be staggered so as to increase the density and block the view of the surface lot. Mr. Lagana continued to state that he is cognizant of the concerns since this property lies between homes, and with that in mind, they are trying to utilize it in the least impactful way. There will only be one entrance into this lot and it will only be for staff.

Chairman Leasure stated that he likes this solution better than a multi-level parking garage.

Ms. Oyster asked Mr. Lagana if there would be a way to add another level onto one of the existing parking areas. Mr. Lagana stated that it would be cost prohibitive to go that route.

Ms. Oyster commented that she was happy with all parts of the agreement except for the surface parking lot and asked if it would be possible to remove that from their amendment. Mr. Lagana stated that currently there are no other options.

Being no further discussion, Mr. Vedra moved to recommend approval of the Development Plan Amendment to City Council with the five stipulations and deviations as noted by staff. Dr. Dubos seconded. The motion was approved with the following vote: Mr. Vedra, Yes; Dr. Dubos, Yes; Chairman Leasure, Yes; Ms. Oyster, No.

ITEM #5 – Mount Carmel Grove City Medical Center | Plat

(PID #201603110015)

Ms. Shields presented the Development Department's findings. She stated that the applicant is requesting approval of a Plat for the Mount Carmel Medical Center site. The proposed plat would create three lots and dedicate the right-of-way for a new public roadway, Mount Carmel Lane, connecting North Meadows Drive to Hoover Road at Bluegrass Lane. The three proposed lots will be created based on existing and proposed roadway boundaries and the 23 and a half acres of land south of the proposed Mount Carmel Lane would be proposed as a reserve to be owned and maintained by the City for the purpose of open space.

The proposed roadway and lot configuration is consistent with the development plan for the site, therefore we are recommending Planning Commission make a recommendation of approval to City Council for the Plat as submitted.

Being no discussion, Mr. Vedra moved to recommend approval of the Plat to City Council as submitted. Ms. Oyster seconded and the vote was unanimously approved.

PRESENTATION:

Mr. James Akins, EMH&T, presented the City's Stormwater Management Plan, which can be viewed on the City's website.

Having no further business, Chair Leasure adjourned the meeting at 2:40 p.m.



Mary Havener, Secretary

Gary Leasure, Chairman